

003.A

0004

0126.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

507,400 / 507,400

USE VALUE:

507,400 / 507,400

ASSESSED:

507,400 / 507,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City	
126		MASS AVE, ARLINGTON	

OWNERSHIP		Unit #:	1
Owner 1:	DAWSON HILARY		
Owner 2:	FUNES CARLOS		
Owner 3:			

Street 1:	126 MASS AVE UNIT 1
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:		Own Occ:	N
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1:	MAHER DAVID F -
Owner 2:	-
Street 1:	126 MASS AVE UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Vinyl Exterior and 1020 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int


PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																													
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes		
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8004												G10						

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	504,600	2,800		507,400		310063
							GIS Ref
							GIS Ref
							Insp Date
							12/07/17

Total Card	0.000	504,600	2,800	507,400	Entered Lot Size
Total Parcel	0.000	504,600	2,800	507,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	497.45	/Parcel: 497.4

Land Unit Type:
-----------------

Parcel ID	003.A-0004-0126.1
-----------	-------------------

!15597!

**USER DEFINED**

Prior Id #1: 3007

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
MAHER DAVID F,	114-66		12/28/2010		292,500
MAHER DAVID F,	36-35		4/2/2008	Family	

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
12/7/2017	Measured		DGM D Mann
1/5/2009	NEW CONDO		BR B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 3 - Gambrel				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1912	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G10	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 35.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	5	2						
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Additions:									
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:									
Sec Int Wall:	%			Economic:		%		Baths:									
Partition: T - Typical				Special:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Override:		%		Electric:									
Sec Floors: 4 - Carpet	25%			Total:	18.6	%		Heating:									
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				General:	1	5	2						
Subfloor:				Basic \$ / SQ: 295.00				<b>COMPARABLE SALES</b>									
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3 - Typical				Const Adj.: 1.00719976													
Insulation: 2 - Typical				Adj \$ / SQ: 401.117													
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.20000005													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO				Adj Total: 619924													
% Com Wall				Depreciation: 115306													
				Depreciated Total: 504618													
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:																	
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor: 1.00	Before Depr: 529.47												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		10X20	A	FR	1912	27.50	T	50	102			2,800		2,800
<b>PARCEL ID</b> 003.A-0004-0126.1																	
More: N	Total Yard Items:	2,800	Total Special Features:		Total:	2,800											
<b>SKETCH</b>																	
Un Sketched SubAreas: GLA: 1020,																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
GLA	Gross Liv Ar	1,020	401.120	409,140													
Net Sketched Area:	1,020	Total:	409,140														
Size Ad	1020	Gross Are	1020	FinArea	1020												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	
																	